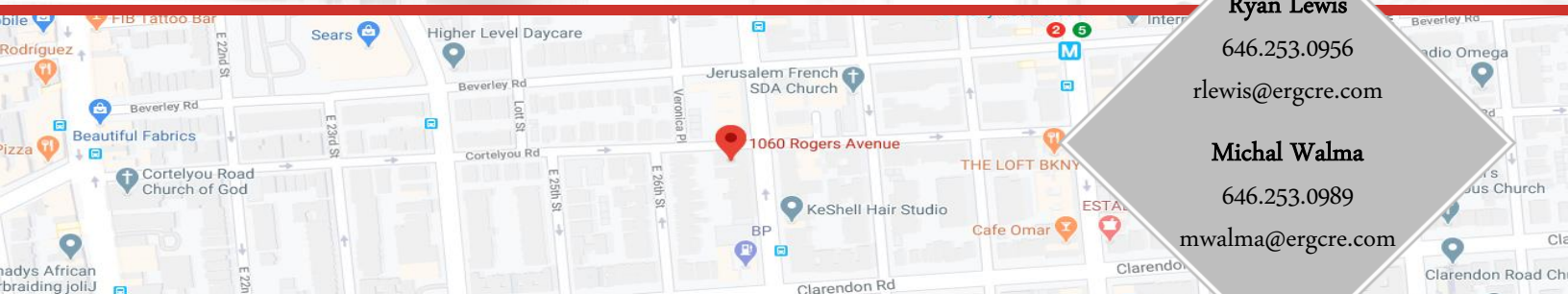


**\$1,499,999****1060 Rogers Avenue,  
Brooklyn, New York 11226****Property Information**

Block & Lot	05170-0021
Lot Dimensions	20 ft x 100ft
Lot Size	2,000 sf
Building Dimensions	20 ft x 80 ft
Year Built	1930
Buildable SF	4,800 SF
Zoning	R6, C2-3
Facility FAR	2.40
Taxes(19/20)	\$9,214



Located in the heart of Brooklyn, 1060 Rogers Avenue is a prime multifamily property on the main corridor of Rogers Avenue. With the recent renovations to the property, this building provides steady cash flow in the short term with the potential for long term upside. Major renovations were done to all but one apartment consisting of all new Kitchens, bathrooms, flooring, heating and electric systems.

**Ryan Lewis**

646.253.0956

rlewis@ergcre.com

**Michal Walma**

646.253.0989

mwalma@ergcre.com

Unit	Status	Rooms	Current Rent (Monthly)	Current Rent (Annual)
1F	Occupied	1 Bed Room	\$1,600	\$19,200
1R	Occupied	1 Bed Room	\$1,675	\$20,100
2F	Occupied	2 Bed Room	\$282	\$3,384
2R	Occupied	1 Bed Room	\$1,600	\$19,200
3F	Occupied	3 Bed Room	\$1,900	\$22,800
3R	Occupied	1 Bed Room	\$1,675	\$20,100
<b>Totals:</b>			<b>\$8,732</b>	<b>\$104,784</b>

## EXPENSES (Approx.)

Taxes:	\$ 9,214
Utilities (Gas & Electric):	\$ 3,810
Water/Sewer:	\$ 3,600
Maintenance & Repairs	\$ 3,000
Insurance:	\$ 1,950
<b>Total Expense</b>	<b>\$ 21,574</b>

## NET OPERATING INCOME

**Net Income: \$83,210**



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 rlewis@ergcre.com

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